

PART FIVE: GLOSSARY

SKETCH ABBREVIATIONS

1s AL – One Story Aluminum
1s ASB – One Story Asbestos
1s CB – One Story Concrete Block
1s CMP – One Story Composition
1s LG – One Story Log
1s MAS – One Story Masonite
1s ST – One Story Steel
1s Stn – One Story Stone
1s Stu – One Story Stucco
1s VN – One Story Vinyl
1SF – One Story Frame
1SF – One Story Frame Over
1SM – One Story Brick
1½ s Fr – One and One Half Story Frame
2½ SM – Two and One Half Story Brick
2SF – Two Story Frame
2SM – Two Story Masonry
A – Attic Over a One Story
AGH – Attached Greenhouse
B – With a Basement
B – With a Basement
B – Basement
BAYF – Bay Window – Frame
BAYM – Bay Window – Masonry
BOWF – Bow Window – Frame
BU – Unfinished Basement
CANF – Canopy
CPF – Carport Frame
D-CO – Deck Concrete
D-MS – Deck Masonry Stoop
D-ST – Deck Stone Tile
D-WD – Deck Wood
EPF – Enclosed Porch Frame
EPF – Enclosed Porch Frame
EPM – Enclosed Porch Masonry
GREF – Garage Extension – Frame
GREM – Garage Extension – Masonry
GRF – Garage Frame
GRM – a Masonry Garage
GRM – Garage Masonry
HSF – Half Story – Frame

HSM – Half Story – Masonry
ISF – Frame With a Basement
ISM – Over a One Story Brick
MET – Mobile Home Expando or Tip Out
MHA – Mobile Home Addition
OBT – Ornamental Brick Trim
OPF – Open Porch Frame
OPF – Open Porch Frame
OPM – Open Porch Masonry
OVHF – Overhang – Frame
OVHM – Overhang – Masonry
SPF – Screened Porch Frame
SPM – Screened Porch Masonry
UTF – Utility – Frame
UTM – Utility – Masonry

DESCRIPTION ABBREVIATIONS

AC – Acre
Acg – Acreage
Act Frt – Actual Frontage
175' Av – 175 Foot Average
Bk – Book
CC – Continuously Cropped
CI – Corner Influence
Calc Acg – Calculated Acreage
Dist – District
Eff Frt – Effective Frontage
Eff D – Effective Depth
EMF – Economical Misimprovement Factor
Esmt – Easement
F – Fallow
F 33' – Figured Frontage of 33 Feet
FR 56' – Figured Rear Frontage of 56 Feet
FRM – Farmstead
Frt – Frontage
G – Grazing
HS – Home Site
IF – Influence Factor
Imp – Improvement
I – Irrigated

Irr – Irregular
 LI – Land Improvement
 L & B – Land and Buildings
 Mp – Map
 Par – Parcel
 Pg – Page
 Prop – Property
 R 75' – Rear Frontage of 75 Feet
 Rd – Road
 R.O.W. – Right-of-way
 Rtg No – Routing Number
 St – Street
 Swr – Sewer
 TBR – Timberland
 Till – Tillable
 Topo – Topography
 Twn – Town
 Twp – Township
 UD – Undeveloped
 UI – Unimproved
 Utl – Utility
 Vil – Village
 WH – Wild Hay
 Wtr – Water
 XF – Excessive Frontage
 XD – Excessive Depth
 Zng – Zoning

Gal – Gallon
 GPD – Gallons Per Day
 Ht – Height
 Lb – Pound
 L/F or Lin ft– Lineal Feet
 No – Number
 OC – On Center
 S/F or – Square Feet
 Sq Ft
 31 (6) – 31 feet, 6 inches
 Yd – Yard

< – Angle
 <s – Angles
 @ – “AT,” eg. 10 lbs.@1.00/lb
 □ – Channel
 □ s – Channels
 Ø – Cubic Feet
 ° – Degree
 = – Equals
 ' – Feet (or minutes)
 " – Inches (or seconds)
 ∞ – Infinity
 > – Is Greater Than
 < – Is Lesser Than
 - – Minus
 # (xx) – Number
 || – Parallel
 / – Per, eg. Price/Lb.
 π – Pi (3.1416)
 + – Plus
 ± – Plus or Minus
 (xx) # – Pounds
 [] – Square Feet
 S – Story
 x – Times or By

MEASUREMENTS AND SYMBOLS ABBREVIATIONS

AC – Acre
 Acg – Acreage
 Bd Ft – Board Feet
 BPD – Barrels Per Day
 Brl – Barrel
 BTU – British Thermal Unit
 Bu – Bushel
 Cap – Capacity
 C/F or Cu/Ft – Cubic Feet
 Dbl – Double
 Dia – Diameter
 Ea – Each
 Ft – Feet
 Ga – Gauge

ARCHITECTURAL TERM ABBREVIATIONS

Apt – Apartment
Art – Artificial
Asb – Asbestos
ASPH – Asphalt Paving
Att – Attached
Bldg – Building
Bsmt – Basement
CB – Concrete Block
Clg – Ceiling
Cmt – Cement
Col – Column
Com – Common
Comp – Composition
Conc – Concrete
Const – Construction
D & M – Dressed and Matched
Dbl – Double
DH – Double Hung
Dk – Deck
Dkg – Decking
Drs – Doors
DP – Double Pitch
Dwl – Dwelling
Elec – Electric
Elev – Elevators
Equip – Equipment
Excav – Excavation
Excl – Excluding
Ext – Exterior
Fdn – Foundation
Fgt – Freight
Fibr Gl – Fiberglass
Fin – Finish
Fixt – Fixtures
Flr – Floor
Flrg – Flooring
Ftg – Footing
Fr – Frame
Galv – Galvanized
Gar – Garage
GI – Galvanized Iron
GLS – Glass
H Col – H Column

Hd Wd – Hardwood
Htr – Heater
Htg – Heating
HC – Hollow Core
Horiz – Horizontal
HP – Horse Power
Hse – House
I Bm – I Beam
I Com – Intercom System
I.D. – Inside Diameter or Identification
Incl – Including
Int – Interior
Int Fin – Interior Finish
Jst – Joist
Lam – Laminated
L & P – Lath and Plaster
Lav – Lavatory
L & O – Lead and Oil
Linol – Linoleum
Lndg – Landing
Lt – Light
Ltg – Lighting
Lts – Lights
Mach – Machine
Mas – Masonry
Mech – Mechanical
Met – Metal
Mezz – Mezzanine
MF – Mechanical Features
Misc – Miscellaneous
Mono – Monolithic
Obsol – Obsolete, Obsolescence
OC – On Center
O.D. – Outside Diameter
1 E – One End
OF – Other Feature
OFF – Office
OH – Overhead or Overhang
1 Sd – One side
Par – Parapet
Pass – Passenger
Pav – Paving
Pch – Porch
Pil – Pilaster
Plk – Plank
Plstr – Plaster

Plstrd – Plastered
 Plbg – Plumbing
 Pnt – Paint
 Pt – Part
 Ptn – Partition
 Purl – Purlin
 PW – Party Wall
 Rec Room – Recreation Room
 Refrig – Refrigerated
 Rein – Reinforced
 Rein Conc – Reinforced Concrete
 Ret WL – Retaining Wall
 Rf – Roof
 Rftr – Rafter
 Rfg – Roofing
 Rm – Room
 RR – Railroad
 Sdg – Siding
 Shtg – Sheathing
 Sprink – Sprinkler
 SP – Single Pitch
 Sq – Square
 SS – Slop Sinks
 Std – Standard
 Stdg – Standing
 Stge – Storage
 Stl – Steel
 Stl Pl – Steel Plate
 Stm – Steam
 Strs – Stairs
 Sup – Supports
 Sys – System
 T & G – Tar and Gravel or Tongue and Groove
 Tbr – Timber
 Terr – Terrace
 Toil – Toilet
 TR – Toilet Room
 Unfin – Unfinished
 Urin – Urinal
 Ven – Veneer
 Vent – Ventilator
 Vit – Vitrified
 VT – Vitrified Tile
 Wb Fp – Woodburning Fireplace
 WC – Water Closet

Wd – Wood
 WF – Wide Flange
 Whse – Warehouse
 Wind – Window
 Wir – Wiring
 WP – White Pine
 Wsct – Wainscot
 Yd – Yard
 YP – Yellow Pine

GENERAL ABBREVIATIONS

Ag – Agriculture
 Asmt – Assessment
 Av – Average
 C & D – Cost and Design Property
 CDU – Condition, Desirability, Usefulness
 CID – Commercial/Industrial Data
 Comm – Commercial
 DCC – Data Collection Card
 Depr – Depreciation
 EDP – Electronic Data Processing
 Est – Estimate(d)
 Ex – Exempt or Excellent
 Excl – Excluding
 F.V. – Flat Value
 GIS – Geographical Information System
 Gr – Grade Value
 I & E – Income and Expense
 Incl – Including
 Ind – Industrial
 LDS – Live Data System
 N/A – Not Applicable
 N/C – New Construction
 NF – Nothing Furnished
 NV – No Value or No Vector
 Obsol – Obsolete or Obsolescence
 PIF – Priced In Field
 PP – Personal Property
 PRC – Property Record Card
 PU – Public Utility
 RAD – Residential/Agricultural Data
 RCN – Replacement Cost New
 RCNLD – Replacement Cost New Less Depreciation

Res – Residential
RV – Replacement Value
Sched – Schedule
SV – Sound Value or Site Value
T or Tot – Total
UF – Utilities Furnished or Unfurnished
Utl Val – Utility Value
Val – Value

GENERAL DEFINITIONS

A

abstract of values – A computer printed report of appraised and/or assessed values for each parcel of real property in a given taxing district; generally sequenced geographically.

accrued depreciation – See depreciation.

actual age – The number of years elapsed since the original construction, as of the effective valuation date. Compare with effective age.

ad valorem tax – In reference to property, a tax based upon the value of the property.

aesthetic value – A value, intangible in nature, which is attributable to the pleasing appearance of a property.

aggregate ratio – As applied to real estate, the ratio of the total assessed value to the total selling price.

agricultural improvements – The residence, barns, grain bins and other structures that are used in the production, storage or processing of agricultural commodities.

agricultural land – Land devoted to the production of crops, fruits and the raising of livestock.

air rights – The right to the use of a certain specific space within the boundaries of a parcel of land and above a specified elevation.

alley influence – The enhancement to the value of a property rising out of the presence of an abutting alley; most generally applicable to commercial properties.

amenities – In reference to property, the intangible benefits arising out of ownership, amenity value refers to the enhancement of value attributable to such amenities.

apartment hotel – A building designed for non transient residential use, divided into dwelling units similar to an apartment house, but having such hotel accommodations as room furnishings, lounges, public dining room, maid service, etc.

apartment house – A multi family residence containing five or more non transient residential living units and generally providing them with a number of common facilities and services.

appraisal – An estimate, usually in written form, of the value of a specifically described property as of a specified date; may be used synonymously with valuation or appraised value.

appraisal schedules – Any standardized schedules and tables used in conjunction with a revaluation program such as replacement cost pricing schedules, depreciation tables, land depth tables, etc.

appraised value – See appraisal.

appraiser – One who estimates value. More specifically, one who possesses the expertise to execute or direct the execution of an appraisal.

assessed value – The market value of taxable property.

assessing – The act of valuing a property for the purpose of establishing a tax base.

assessment district – A specific jurisdiction; it may or may not be an entire tax district.

assessment notice – A written notification to a property owner of the assessed value of certain properties described therein; often mandated by law to be given to each property owner following a revaluation of his property.

assessment period – The period of time during which the assessment of all properties within a given assessment district must be completed; the period between tax lien dates.

assessment officer – The administrator charged with the assessment of property for ad valorem taxes.

assessor's code – A unique identifier assigned by the appraisal/ assessment office to identify property owned by one owner. Not the same as parcel number.

attic – An unfinished or finished portion of a building lying between the highest finished story and the roof, and wholly within the roof framing.

average deviation – In a distribution of values, the average amount of deviation of all the values from the mean value, equal to the total amount of deviation from the mean divided by the number of deviations. As applied to an assessment to sale ratio distribution, the average amount which all the ratios within the distribution deviate from the mean ratio.

B

base price – A value or unit rate established for a certain specified model, and subject to adjustments to account for variations between that particular model and the subject property being appraised.

base value – The total current appraised value, including new construction and ap-

peal adjustments. This value is generated from the cost base year for the reappraisal cycle, and does not include sales ratio adjustments.

basement – A building story which is wholly or partly below the grade level.

bay – (1) A horizontal area division of a building usually defined as the space between columns or division walls. (2) An internal recess formed by causing a wall to project beyond its general line.

bay window – A window, or group of continuous windows, projecting from the main wall of a building and supported by a foundation.

beam – A long structural load bearing member which is placed horizontally or nearly so and which is supported at both ends or, infrequently, at intervals along its length.

beam, spandrel – A wall beam supporting the wall above, as well as the floor.

benchmark – A single improved property which has recently sold and used as a standard by which unsold properties can be measured or judged.

benchmarking – A generic term used to describe studies of sold properties so that learned observations and information may be compared to unsold properties.

blighted area – A declining area characterized by marked structural deterioration and/or environmental deficiencies.

block – A group of machine words considered or transported as a unit. In flowcharts, each block represents a logical unit of programming.

building – Any structure partially or wholly above ground which is designed to afford shelter to persons, animals, or goods. See also “construction.”

building, fireproof – A building in which all parts carrying loads or resisting stresses and all exterior and interior walls, floors, and staircases are made of incombustible materials, and in which all metallic structural members are encased in materials which remain rigid at the highest probable temperature in case its contents are burned, or which provide ample insulation from such a temperature.

building, loft – A building having three or more stories with few or no interior bearing walls and designed for storage, wholesaling, or light industrial purposes.

building residual technique – A building valuation technique which requires the value of the land to be a known factor; the value of the buildings can then be indicated by capitalizing the residual net income remaining after deducting the portion attributable to the land.

building, single purpose – A building designed for a specific purpose which cannot be used for another purpose without substantial alterations; e.g., a theater or church.

C

CAMA or CAMAS – Computer Assisted Mass Appraisal System Utilizing data processing to compare parcels, calculate values, and maintain property characteristics to increase efficiency and accuracy in the appraisal process.

capitalization – A mathematical procedure for converting the net income which a property is capable of producing into an

indication of its current value. See income approach.	pricing parameters for use in cost valuation of residential and commercial property. Ag and timber tables are maintained by central office staff.
CDU rating – A composite rating of the overall condition, desirability, and usefulness of a structure; used nationally as a simple, direct, and uniform method of estimating accrued depreciation.	conduit – A tube, pipe, or small artificial tunnel used to enclose wires or pipes or to convey water or other fluids.
cell – The basic unit making up a stratified sample; each cell representing a distinct group within the total universe.	construction, brick – A type of construction in which the exterior walls are bearing walls made of solid brick or brick and tile masonry.
central business district – The center of the city in which the primary commercial, governmental and recreational activities are concentrated.	construction, brick veneer – A type of construction in which the exterior walls are one layer brick curtain walls backed by a wood frame or masonry block.
certified assessment evaluator – A professional designation (C.A.E.) conferred by the International Association of Assessing Officers (IAAO) upon qualifying assessors.	construction, fireproof – See “building, fireproof.”
classified property tax – An ad valorem property tax under which the assessment ratio varies for different property classes.	construction, mill – A type of construction in which the exterior walls are substantial masonry bearing walls, with structural framing of heavy timber posts and beams, and which is further characterized by an open design and by other safeguards against fire hazards. Sometimes called “Slow Burning Construction.”
coefficient – A value prefixed as a multiplier to a variable or an unknown quantity.	construction, reinforced concrete – A type of construction in which the principal structural members, such as the floors, columns, beams, etc., are made of concrete poured around isolated steel bars or steel meshwork in such a manner that the two materials act together in resisting forces.
coefficient of dispersion – As applied to an assessment to sale ratio distribution, a measure of dispersion in a given distribution equal to the average deviation of the ratios from the mean ratio divided by the mean ratio.	construction, steel frame – A type of construction in which there is a framework of steel structural members for the support of all loads and the resistance of all stresses.
component part in place method – The application of the unit in place method to unit groupings or construction components. See unit in place method.	construction, wood frame – A type of construction in which there is a framework of
computer assisted land pricing (CALP) – A CAMA program which provides the user with the ability to input the various land-	

wooden structural members for the support of all loads and the resistance of all stresses. Loosely called “Frame Construction.”

contiguous land – Contiguous land means land that touches or shares a common boundary or that would have shared or touched a common boundary had the lands not been separated by governmental, man-made, or topographical barriers.

coping – A special capping at the top of a wall, serving principally as a watershed.

corner influence – The enhancement to the value of a property rising out of its corner location; most generally applicable to commercial properties.

cornice – A projecting element at the top of a wall, serving principally as a decoration or as part of the coping.

cost approach – One of the three traditional approaches to value by which an indication of the value of a property is arrived at by estimating the value of the land, the replacement or reproduction cost new of the improvement, and the amount of accrued depreciation to the improvement; the estimated land value is then added to the estimated depreciated value of the improvements to arrive at the estimated property value. Also referred to as the cost to market approach to indicate that the value estimates are derived from market data abstraction and analysis.

cost index – A factor applied to the cost tables to account for variations in construction costs from county to county.

course – A uniform horizontal layer of brick, stone, terra cotta, shingles, or some other structural material, extending continuously around a building or along a wall.

court – An open space bordered on two or more sides by the walls of a single building, or of two or more buildings, and by a lot line or a yard on any side not so bordered.

CTAB – County Tax Appeal Board. A locally appointed, 3-member board which reviews local property values appealed to them by the taxpayer.

cubic content – The cubic volume of a building within the outer surface of the exterior walls and roof and the upper surface of the lowest floor.

D

data collection card – See property record card.

data entry – The process of placing information into machine readable form.

data verification – Checking the accuracy of data that has been placed into a data processing system.

deed – A written instrument which conveys an interest in real property. A quitclaim deed conveys the interest described therein without warranty of title. A trust deed conveys interest described therein to a trustee. A warranty deed conveys the interest described therein with the provisions that the freehold is guaranteed by the grantor, his heirs, or successors.

depreciation – Loss in value from all causes; may be further classified as physical, referring to the loss of value caused by physical deterioration; functional, referring to the loss of value caused by obsolescence inherent in the property itself; and economic, referring to the loss of value caused by factors extraneous to the property. Accrued depreciation refers to the

actual depreciation existing in a particular property as of a specified date. Normal depreciation refers to that amount of accrued depreciation one would normally expect to find in buildings of certain construction, design, quality and age.	vertically, by means of a common or party wall, with a private street entrance for each, i.e., a two family flat.
depreciation allowance – A loss of value expressed in terms of a percentage of replacement or reproduction cost new.	dwelling, multi family – A building designed as a place of residence for two or more families or households.
depth factor – A factor or multiplier applied to a unit land value to adjust the value in order to account for variations in depth from an adopted standard depth.	dwelling, row – Any one of a series of similar single family, two family, or multi family dwellings having one or more contiguous common, or party walls. Compare “Terrace”; “Dwelling, Duplex.”
depth table – A table of depth factors.	dwelling unit – Any room or group of rooms designed as the living quarters of one family or household, equipped with cooking and toilet facilities, and having an independent entrance from a public hall or from the outside.
design factor – A factor or multiplier applied to a computed replacement cost as an adjustment to account for cost variations attributable to the particular design of the subject property which were not accounted for in the particular pricing schedule used.	E
deterioration – Impairment of structural condition evidenced by the wear and tear caused by physical use and the action of the elements, also referred to as physical depreciation.	eaves – The portion of a sloping roof which projects beyond the outside walls of a building.
dormer – (1) A relatively small structure projecting from a sloping roof. (2) A window set upright in the face of such a structure.	economic condition factor (ECF) – The final adjustment to a cost approach value which accounts for local market factors not previously accounted for.
dwelling – Any building or portion thereof designed or occupied in whole or in part as a place of residence.	economic depreciation – See economic obsolescence.
dwelling, attached – A multi family dwelling in which the dwelling units are separated vertically by means of common or party walls. See “terrace.”	economic life – The life expectancy of a property during which it can be expected to be profitably utilized.
dwelling, duplex – A two family dwelling in which the two dwelling units are separated	economic obsolescence – Obsolescence caused by factors extraneous to the property. Also referred to as economic depreciation.
	economic rent – The rent which a property can be expected to bring in the open market as opposed to contract rent or the rent

the property is actually realizing at a given time.

effective year (age) – An effective year assigned to a structure based upon its condition as of the effective valuation date; it may be greater or less than the structure's actual age. Compare with actual age.

effective depth – In reference to property valuation, that depth, expressed in feet, upon which the selection of the depth factor is based.

effective frontage – In reference to property valuation, that total frontage, expressed in lineal feet, to which the unit land value is applied. It may or may not be the same as the actual frontage.

effective gross income – The estimated gross income of a property less an appropriate allowance for vacancies and credit losses.

effective valuation date – In reference to a revaluation program, the date as of which the value estimate is applicable.

elevation – A drawing representing a projection of any one of the vertical sides or vertical cross sections of a building or of any other object. Compare “plan.”

encroachment – (1) To gradually intrude on the rights or possessions of another. (2) The displacement of an existing use by another use, such as locating commercial or industrial improvements in a residential district.

environmental deficiency – A neighborhood condition such as adverse land uses, congestion, poorly designed streets, etc., operating to cause economical obsolescence and, when coupled with excessive structural deterioration, blight.

equalization program – See reappraisal cycle.

equity – In reference to property taxes, a condition in which the tax load is distributed fairly or equitably; opposite of inequity which refers to a condition characterized by an unfair or unequitable distribution of the tax burden. Inequity is a natural product of changing economic conditions which can only be effectively cured by periodical equalization programs.

excessive frontage – Frontage which because of the particular utility of the lot does not serve to add value to the lot.

exempt property – See tax exemption.

external inspection – A physical evaluation of the exterior of a property. Includes listing of site factors such as topography, size and shape of the lot, landscaping, utilities and street improvements. Also must include notation of building factors such as size and shape of the building and improvements, architectural style, functional utility, type and quality of construction, notation of the physical condition, recognition of all depreciation factors, and recognition of forces beyond the property boundaries that might affect value.

F

facade – The face of a building.

fee appraisal – Generally referred to mean a rather extensive detailed appraisal for a single property or singularly used properties for a specific purpose.

field crew – The total professional staff assigned to a specific appraisal project, including listers, reviewers, staff appraisers, and clerical and administrative supporting personnel.

final determination of value – The process by which the appraiser determines the final market value for a property. For residential property, that process involves comparing the value generated by the cost approach and the value generated by the sales comparison approach. For commercial property, that process involves comparing the value generated by the cost approach and the value generated by the income approach. The appraiser then determines which value estimate most accurately represents “market value.”

final value estimate – The value arrived at in the “Final Determination of Value” process. In residential appraisal, it will be either the cost estimate or the sales comparison approach estimate. In commercial appraisal, it will be either the cost estimate or the income estimate. The final value estimate will be used as the market value for tax purposes.

firewall – A wall of fire resistant material erected between buildings, or two parts of a building, to prevent the spread of fire from one part to the other.

flashing – Small metal strips used to prevent leaking of roofs around chimneys, dormers, hips and valleys.

flat – (1) Any one floor of a building two or more stories high each floor of which constitutes a single dwelling unit and has a private street entrance. (2) The building containing two or more such floors. Compare “Dwelling, Duplex.”

footing – A spreading base to a wall, column, or other supporting member, which serves to widen the ground area to which structural loads are transmitted.

forest land – Forest land is contiguous land

in the same ownership that is capable of producing timber that can be harvested in commercial quantity.

foundation – The structural members below grade level, or below the first tier of beams above grade level, which transmit the load of a superstructure to the ground.

frequency distribution – A display of the frequency with which each value in a given distribution occurs; or in a grouped frequency distribution, a display of the frequency with which the values within various intervals, or value groupings, occur.

functional depreciation – See depreciation.

functional obsolescence – Obsolescence caused by factors inherent in the property itself. Also referred to as functional depreciation.

functional utility – The composite effect of a property's usefulness and desirability upon its marketability.

G

gable – (1) The triangular portion of a wall between the slopes of a double sloping (i.e., gable) roof. (2) The whole of the wall containing such a triangular portion. (3) A portion of a building extending from the remainder of the building and covered with a gable roof.

geocode – An identification number which is assigned to a parcel of land to uniquely identify that parcel from any other parcel within a given taxing jurisdiction. It is based on the parcel's geographic location.

girder – A large or principal beam used to support concentrated loads at isolated points along its length. (Girders usually support the beams and structure above).

grade – The classification of an improvement based upon certain construction specifications and quality of materials and workmanship.

grade factor or variation – A factor or multiplier applied to a base grade level for the purpose of interpolating between grades or establishing an intermediate grade.

grantee – A person to whom property is transferred and property rights are granted by deed, trust instrument, or other similar documents. Compare with grantor.

grantor – A person who transfers property or grants property rights by deed, trust instrument, or other similar documents. Compare with grantee.

gross area – The total floor area of a building measured from the exterior of the walls.

gross income – The scheduled annual income produced by the operation of a business or by the property itself.

gross income multiplier – A multiplier representing the relationship between the gross income of a property and its estimated value.

gross leasable area – The total area of leasable space of an income producing property. Includes the common areas of the property (hallways, restrooms, etc.), as well as the floor area occupied by the tenant. Compare net leasable area.

gross sales – The total amount of invoiced sales before making any deductions for returns, allowances, etc.

ground lease – A document entitling the lessee certain specified rights relating to the use of the land.

ground rent – Net rent from a ground lease; that portion of the total rent which is attributable to the land only.

H

header – (1) A structural member which is laid perpendicularly to a parallel series of similar members and against which the latter members abut. (2) A brick or other piece of masonry which is laid in a wall in such a manner that its longest dimension extends along the thickness of the wall. Contrast “Stretcher.”

hip – (1) A sloping line along which two roof surfaces meet to form an external angle of more than 180 degrees. (2) A hip rafter. Compare “Ridge”; “Valley.”

homogeneous areas – A generic term which refers to areas that are similar in attributes and appraisal characteristics; used when determining neighborhoods.

hotel – A building designed for transient or semi transient residential use, divided into furnished single rooms and suites, and having such accommodations as lounges, public dining rooms and maid service, etc.

hotel, apartment – See “Apartment Hotel.”

I

improved land – Land developed for use by the erection of buildings and other improvements.

improvement – Anything done to raw land with the intention of increasing its value, such as constructing a building or installation of sewer and water lines. The statutory definition of an improvement can be found in 15 1 101 M.C.A.

income approach – One of the three traditional approaches to value which measures

the present worth of the future benefits of a property by the capitalization of its net income stream over its remaining economic life. The approach involves making an estimate of the potential net income the property may be expected to yield, and capitalizing that income into an indication of value.

income model – A mathematical formula developed from typical income and expense statements, typical capitalization rates, and capitalization techniques for the purpose of determining present worth of the future benefits of a property.

income property – A property primarily used to produce a monetary income.

industrial park – A subdivision designed and developed to accommodate specific types of industry.

industrial property – Land, improvements, and/or machinery used or adaptable for use in the production of goods either for materials, or by changing other materials and products, i.e., assembling, processing and manufacturing – as well as the supporting auxiliary facilities thereof.

inequity – See equity.

influence factor – A factor serving to either devalue or enhance the value of a particular parcel of land, or portions thereof, relative to the norm for which the base unit values were established; generally expressed in terms of a percentage adjustment.

institutional property – Land and improvements used in conjunction with providing public services and generally owned and operated by the government or other non-profit organizations – hospitals, schools,

prisons, etc. Such property is generally held exempt from paying property taxes.

interest rate – A rate of return on capital. Frequently implies a contract rate; for example, a mortgage interest rate.

internal inspection – A physical evaluation of the interior of a property. An internal inspection includes notation of the number of rooms, quality of finish materials and mechanical details such as plumbing and heating. Recognition of physical depreciation (curable and incurable), and functional obsolescence are also included in an internal inspection.

J

joist – One of a series of small parallel beams laid on edge and used to support floor and ceiling loads, and usually supported in turn by larger beams and girders.

L

land classification – The classification of land based upon its use and/or production.

land contract – A purchase contract wherein the grantee takes possession of the property with the grantor retaining the deed to the property until the terms of the contract are met as specified.

land residual technique – A land valuation technique which requires the value of the building(s) to be known; the value of the land can then be indicated by capitalizing the residual net income remaining after deducting the portion attributable to the building(s).

land use restrictions – Legal restrictions regulating the use to which land may be put.

land value map – A map used in conjunction

with mass appraising, generally drawn to a small scale, and showing comparative unit land values, on a block to block basis.

landscaping – Natural features such as lawns, shrubs and trees added to a plot of ground or modified in such a way as to make it more attractive.

lease, lessee, lessor – A written contract by which one party (lessor) gives to another party (lessee) the possession and use of a specified property, for a specified time, and under specified terms and conditions.

leasehold – A property held under the terms of a lease.

leasehold improvements – Additions, renovations, and similar improvements made to a leased property by the lessee. The statutory definition of leasehold improvements can be found in 15 1 101 M.C.A.

leasehold value – The value of a leasehold; the difference between the contractual rent and the currently established economic or market rent.

legal description – A description of a parcel of land which serves to identify the parcel in a manner sanctioned by law.

library – A collection of standard proven computer routines, usually kept on a library tape or random access file, by which problems or portions of problems may be solved.

lintel – A beam over a wall opening, such as a door or window, designed to carry the load of the wall over such opening.

loft – An unpartitioned or relatively unpartitioned upper story of a building, designed for storage, wholesaling, or light manufac-

turing. See also “Building Loft.” Also, an attic-like open space below the roof of a house or barn.

louver (or louvre) – A ventilator containing slats which are placed lengthwise across the ventilator opening, each slat being slanted in such a manner as to overlap the next lower slat and to permit ventilation but exclude rain.

M

M.A.I. – A professional designation (Member of the Appraisal Institute) conferred by The American Institute of Real Estate Appraisers on qualifying real estate appraisers.

market model – A mathematical formula developed from current sales by using multiple regression analysis. Market models are used to predict the market value of a property based on known property characteristics.

market value – The price an informed and intelligent buyer, fully aware of the existence of competing properties, and not compelled to act, would be justified in paying for a particular property.

marquee – A flat roof like structure which shelters a doorway, which has no floor beneath it, and which is usually supported wholly from the walls or the building.

mass appraisal – Appraisal of property on a mass scale, such as an entire community, generally for ad valorem tax purposes, using standardized appraisal techniques and procedures to affect uniform equitable valuations within a minimum of detail, within a limited time period and at a limited cost – as opposed to a fee appraisal which is generally used to refer to a rather extensive detailed appraisal of a single

- property or singularly used properties for a specified purpose.
- mean – A measure of central tendency equal to the sum of the values divided by the number. Also referred to as an arithmetic average or arithmetic mean.
- median – A measure of central tendency equal to that point in a distribution above which 50% of the values fall and below which 50% of the values fall. The 50th percentile. The 2nd quartile.
- mezzanine – A low story formed by placing a floor between what would ordinarily be the floor and ceiling of a high story. Note the mezzanine floor frequently has a smaller area than other floors and, if present at all, is usually between the first and second stories.
- millwork – All of the wooden portions of a building, whether frame construction or otherwise, which are customarily purchased in finished form from a planning mill, such as doors, windows, trim, balusters, etc.
- mineral rights – The right to extract subterranean deposits such as oil, gas, coal, and minerals, as specified in the grant.
- minimum rental – That portion of the rent in a percentage lease which is fixed.
- mode – A measure of central tendency equal to that value occurring most frequently in a given distribution. In a grouped frequency distribution, the mode is equal to the midpoint of the interval with the greatest frequency.
- model – Models seek to explain or predict the market value of properties from property characteristics. Models are constructed to represent the operation of forces of supply and demand in a particular market and have evolved from the three approaches to value; the cost approach, the sales comparison approach, and the income approach.
- model method – A method of computing the replacement or the reproduction cost of an improvement by applying the cost of a specified model and adjusting the cost to account for specified variations between the subject improvement and the model.
- modernization – The corrective action taken to update a property so that it may conform with current standards.
- mortgage, mortgagee, mortgagor – A legal document by which the owner of a property (mortgagor) pledges the property to a creditor (mortgagee) as security for the payment of a debt.
- MRA – Multiple Regression Analysis Also called the least square method, is a mathematical method for producing a model for a dependent variable as a linear function of independent factors. As an example the predicted sales price (dependent variable) is a function of independent factors such as Square Feet, Style, Neighborhood, etc.
- ## N
- neighborhood – A geographical area exhibiting a degree of homogeneity in residential amenities, land use, economic and social trends, and housing characteristics.
- neighborhood trend – Three stages in the life cycle of a neighborhood – the improving stage characterized by development and growth; the static stage characterized by a leveling off of values; and the declining stage characterized by infiltration and decay.

net income – The income remaining from the effective gross income after deducting all operating expenses related to the cost of ownership.

net leasable area – The area of leasable space of an income producing property that includes only the floor area occupied by the tenant. Compare gross leasable area.

net lease – A lease wherein the lessee assumes to pay all applicable operating expenses related to the cost of ownership; also referred to as net net, or net net net lease.

net sales – Gross sales less returns and allowances.

net sales area – The actual floor area used for merchandising, excluding storage rooms, utility and equipment rooms, etc.

non conforming use – A use which, because of modified or new zoning ordinances, no longer conforms to current use regulations, but which is nevertheless upheld to be legal so long as certain conditions are adhered to.

normal distribution – A distribution in which all the values are distributed symmetrically about the mean value, with 68.26% of the values falling between +/- 1 standard deviation, 95.44% between +/- 2 standard deviations, and 99.74% between +/- 3 standard deviations.

O

observed depreciation – That loss in value which is discernable through physical observation by comparing the subject property with a comparable property either new or capable of rendering maximum utility.

obsolescence – A diminishing of a property's

desirability and usefulness brought about by either functional inadequacies and over adequacies inherent in the property itself, or adverse economic factors external to the property. Refer to functional depreciation and economic depreciation.

operating expenses – The fixed expenses, operating costs, and reserves for replacements which are required to produce net income before depreciation, and which are to be deducted from effective gross income in order to arrive at net income.

overage income – Rental received in addition to the minimum contract rental based upon a specified percentage of a tenant's business receipts.

overall rate – A capitalization rate representing the relationship of the net income (before recapture) of a property to its value as a single rate; it necessarily contains, in their proper proportions, the elements of both the land and the building capitalization rates.

over assessed – A condition wherein a property is assessed proportionately higher than comparable properties.

overhang – A finished portion of a building having full story height which extends beyond the foundation wall line on part of the ground story, or beyond the exterior walls of the ground story if part of any higher story.

overhead structure – Similar to overhang above ground story, as O.H. bridge or passage, O.H. walk, O.H. Addition.

P

parcel – Piece of land held in one ownership.

partition – See "Wall, Partition."

percentage lease – A type of lease in which the rental is stipulated to be a percentage of the tenant's gross or net sales, whichever specified.

percentile rank – The relative position of a value in a distribution of values expressed in percentage terms; for instance, as applied to an assessment to sale ratio distribution, a ratio with a percentile rank of 83 would indicate that 83% of the ratios were lower and 17% of the ratios were higher than that particular ratio.

personal property – Property which is not permanently affixed to and a part of the real estate, as specified by state statutes.

physical depreciation – See depreciation.

pier – (1) A thick, solid mass of masonry which is fully or partially isolated from a structural standpoint and which is designed to transmit vertical loads to the earth. (2) A structure projecting from land into water for use in loading and unloading vessels. Compare “Column.”

pilaster – A flat faced pillar projecting somewhat from, but engaged in, the wall of a building and used for decorative purposes or to help support truss and girder loads or both.

pile – A heavy timber, metallic, or masonry pillar driven into the earth to form a foundation member.

pitch – The slope of any structural member, such as a roof or rafter, usually expressed as a simple fraction representing the rise per lateral foot.

plan – A drawing representing a projection of any one of the floors or horizontal cross sections of a building or of the horizontal

plane of any other object or area. Compare “Elevation.”

precision – As applied to real estate, it refers to the closeness of estimated value to actual selling price on an aggregate basis.

preferential assessment – An assessing system which provides preferential treatment in the form of reduced rates to a particular class of property, such as a system providing for farm properties to be assessed in accordance to their value in use as opposed to their value in the open market.

price related differential – As applied to real estate, an analytical measure of the vertical uniformity of values in a given distribution calculated by dividing the mean ratio by the aggregate ratio; a ratio of more than 1 being generally indicative of the relative undervaluation of high priced properties as compared to the less valuable properties, whereas a ratio of less than 1 would indicate the converse relationship.

productivity value – A procedure used to value agricultural land for ad valorem tax purposes which is based on the agricultural income or productivity attributable to the inherent capabilities of the land.

property class – A division of like properties generally defined by statutes and generally based upon their present use. The basis for establishing assessment ratios in a classified property assessment system. See classified property tax.

property inspection – A physical inspection of a property for the purpose of collecting and/or reviewing property data.

property record card – A document specially designated to report or process specified property data; may serve as a source docu-

ment, a processing form; and/or a permanent property record.

property tax roll – The official listing of all properties within a given taxing jurisdiction by ownership, description, and location showing the corresponding assessed values for each; also referred to as tax list, tax book, tax duplicate and tax roll.

public utility property – Properties devoted to the production of commodities or services for public consumption under the control of governmental agencies such as the Public Utility Commission.

purlin – A beam running along the underside of a sloping roof surface and at right angles to the rafters, used to support the common rafters, and usually supported in turn by larger structural members, such as trusses or girders (usually run along the length of building).

Q

quantity survey method – A method of computing the replacement or the reproduction cost of an improvement by applying unit costs to the actual or estimated material and labor quantities and adding an allowance for overhead, profit, and all other indirect construction costs.

quartile – Positions in a distribution at 25 percentile intervals; the first quartile being equal to the 25th percentile, the second quartile being equal to the 50th percentile or the median, and the third quartile being equal to the 75th percentile.

R

rafter – A structural member placed, as a rule, in a sloping position and used as the supporting element for the structural material forming the plane of the roof. See also “Purlin.”

rafter, hip – A rafter placed in an inclined position to support the edges of two sloping roof surfaces which meet to form an external angle of more than 180 degrees.

rafter, valley – A rafter placed in an inclined position to support the edges of two sloping roof surfaces which meet to form an external angle of less than 180 degrees.

ramp – An inclined walk or passage connecting two different floor levels and used in lieu of steps.

range – The difference between the highest and the lowest value in a distribution.

ratio – A fixed relationship between two similar things expressed in terms of the number of times the first contains the second; the quotient of one quantity divided by another quantity of the same type, generally expressed as a fraction.

real estate – The physical land and appurtenances affixed thereto; often used synonymously with real property.

real property – All the interests, benefits, and rights enjoyed by the ownership of the real estate.

reappraisal – The revaluation of all properties within a given jurisdiction for the purpose of establishing a new, equalized tax base.

reappraisal cycle – A mass appraisal (or reappraisal) of all property within a given taxing jurisdiction with the goal of equalizing values in order to assure that each taxpayer is bearing only his fair share of the tax load; may be used synonymously with a revaluation program or reappraisal cycle.

regression analysis – A statistical technique for making statements as to the degree of

linear association between a criterion (dependent) variable and one or more predictor (independent) variables; a simple linear regression having one independent variable, and multiple linear regression having more than one independent variable.	of roofs include double pitch, flat, gable, gambrel, hip, lean-to, single pitch.
rent – The amount paid for the use of a capital good. See economic rent.	roof, curb (or curbed) – A roof with two slopes on each side.
replacement cost – The current cost of reproducing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. Compare with reproduction cost.	roof, flat – A roof which is flat or sloped only enough to provide proper drainage.
reproduction – The current cost of reproducing a replica property. Compare with replacement cost.	roof, gable – A ridge roof ending in a gable.
reserve for replacements – A reserve established to cover renewal and replacements of fixed assets.	roof, gambrel – A ridge roof with two slopes on each side, the lower having a steeper pitch.
residence – See “Dwelling.”	roof, hip (or hipped) – (1) In general, any roof having one or more hips. (2) Usually, a roof with four sloping sides meeting along four hips or along four hips and a ridge. Compare “Roof, Pyramid.”
residential property – Vacant or improved land devoted to or available for use primarily as a place to live.	roof, lean-to – (1) A roof having a single sloping side which is supported at the upper edge by the wall of an attached building or of a larger and higher portion of the same building (preferred). (2) Any roof with a single slope. Compare “Roof, Flat.”
reevaluation program – See equalization program.	roof, mansard – A special type of curb roof in which the upper part of each of the four equally sloping sides is nearly horizontal, and the lower part is nearly vertical.
ridge – A horizontal line along which the upper edges of two roof surfaces meet to form an external angle of more than 180 degrees. Compare “Hip”; “Valley.”	roof, monitor – A type of gable roof, commonly found on industrial buildings, having a small raised portion along the ridge with openings for the admission of light and air.
rise – (1) In general, any vertical distance. (2) Specifically, the rise of a roof, being the distance between the top of an exterior wall and the peak of the roof; the rise of a stair, being the distance from tread to tread.	roof, pyramid – A hip roof having four sloping triangular sides, usually of equal pitch, meeting together at the peak.
roof – The top portion of a structure. Types	roof, ridged – A roof having one or more ridges.

roof, saw tooth – A roof with a series of parallel sloping surfaces interspersed between a series of vertical surfaces which rise from the lower edges of such sloping surfaces and which contain windows for the admission of light and air.

roof, single pitch – Any roof with a single slope other than a lean-to roof.

S

sales comparison approach – One of the three traditional approaches to value by which an indication of the value of a property is arrived at by compiling data on recently sold properties which are comparable to the subject property and adjusting their selling prices to account for variations in time, location, and property characteristics between the comparables and the subject property.

sales ratio study – A statistical analysis of the distribution of assessment or appraisal to sale ratios of a sample of recent sales made for the purpose of drawing inferences regarding the entire population of parcels from which the sample was abstracted.

salvage value – The price one would be justified in paying for an item of property to be removed from the premises and used elsewhere.

sample – As applied to real estate, a set of parcels taken from a given universe which is used to make inferences about values for the universe.

A probability sample is a sample in which each parcel in the universe is given equal chance of being included. Also referred to as random sample.

A non probability sample is a sample in which each parcel in the universe being

chosen by other criteria, is not given an equal chance of being included. Essentially all assessment to sale ratio studies are non probability samples.

sample size – As applied to real estate, the number of parcels needed from a universe to achieve a desired level of precision, given the total number of parcels in the universe and the standard deviation thereof.

sash – The wooden or metal framework in which the glass of a door or window is set.

self-reporting – A process to inform the taxpayer of information the DOR has on the CAMAS system regarding their properties, and allowing for the taxpayer to provide information which could

sequence – An arrangement of items of data according to a specified set of rules.

sheathing – The covering, usually of rough lumber, placed immediately over studding or rafters.

sill – (1) The lower horizontal part of a door case (the threshold) or of a window. (2) The lowest horizontal structural member of a frame building, upon which the superstructure is supported.

site development costs – All costs incurred in the preparation of a site for use.

sketch vectoring – To encode the perimeter dimensions of a building as a set of vector strings so that the computer can plot a sketch and compute the square foot area of a building. In addition, for commercial records, the computer will calculate the perimeter of the building.

sleeper – A structural member laid horizon-

tally on the ground or upon a masonry base as a support to a floor or other super-structures.	the statistical variability of the mean equal to the standard deviation of the distribution divided by the square root of the sample size.
soil productivity – The capacity of a soil to produce crops.	storage – The retention of information in the computer system.
sound value estimate – An estimate of the depreciated value of an improvement made directly by comparing it to improvements of comparable condition, desirability, and usefulness without first estimating its replacement cost new.	story – That portion of a building enclosed by a floor, a ceiling, and the exterior walls.
sound value – The depreciated value of an improvement.	story, ground – The first story lying wholly above the ground level. Synonymous with “First Story.”
specifications – A detailed description of the dimensions, materials, quantities, structural procedures, etc., applicable to a projected or completed piece of construction.	story, half (or one-half) – (1) For buildings with a mansard or gambrel roof, a finished portion of a building which lies above the wall plate or cornice and which has a usable floor area substantially less than that of the next lower story. (2) For all other buildings, a finished portion of a building which is above one or more full stories, which is wholly or partly within the roof frame and which has one or more exterior walls substantially lower than the full height of the story.
STAB – State Tax Appeal Board. A governor appointed, 3-member board which reviewed decisions of the CTAB appealed to them by the taxpayer or the department.	story, one – A building having no finished story above the ground story.
standard depth – That lot depth selected as the norm against which other lots are to be compared; generally the most typical depth.	stratified sampling – The selection of sample parcels from distinct groups within the total universe based upon the known sizes and characteristics of these distinct groups.
standard deviation – A statistical measure of the variation of a characteristic about its average value. Standard deviation is the square root of the variance of a characteristic about its average observed value. Variance is the sum of the squared deviations of each observed value from the average, divided by one less than the number of observations. For normally distributed observations, approximately 70% of the observations will fall within one standard deviation of the mean or average value.	stretcher – A brick or other piece of masonry which is laid lengthwise in a wall. Contrast “Header.”
standard error of the mean – A measure of	strut – Any structural member which holds apart two or more other members by counteracting a pressure which tends to bring them together. Contrast “Tie.”
	stud – One of a series of small slender struc-

tural members placed vertically and used as the supporting element of exterior or interior walls. (Plural “Studs” or “Stud-ding.”)

style (house) – The architectural characteristic, design and appearance of a residential property. Style is influenced by the era of construction and will include the number of stories, roof profile, type and quality of the exterior finish, fenestration and other amenities associated with architectural design. See Residential Architecture Styles for photographs of various house styles.

subfloor – The flooring laid directly on top of the floor joists but beneath the finish floor.

sublease – See lease; the lessee in a prior lease simply becomes a lessor in a sublease.

T

tax bill – An itemized statement showing the amount of taxes owed for certain property described therein and forwardable to the party(s) legally liable for payment thereof.

tax district – A political subdivision over which a governmental unit has authority to levy a tax.

tax exemption – Either total or partial freedom from tax; total exemption such as that granted to governmental, educational, charitable, religious, and similar nonprofit organizations, and partial exemption such as that granted on homesteads, etc.

tax levy – In reference to property taxes, the total revenue which is to be realized by the tax.

tax mapping – The creation of accurate representations of property boundary lines at appropriate scales to provide a graphic

inventory of parcels for use in accounting, appraising and assessing; such maps show dimensions and the relative size and location of each tract with respect to other tracts.

tax rate – The rate, generally termed the mill levy, expressed in dollars per thousand (mills) which is to be applied against the taxable value to compute the amount of taxes. The tax rate is derived by dividing the total amount of the taxes to be levied by the total taxable value of the taxing district.

tax roll – See property tax roll.

taxable percentage – A percentage to be applied to the appraised value to arrive at the taxable value.

taxable value – A value arrived at following the application of the taxable percentage to the assessed value. Taxable value is applied to the mill levy to determine the tax liability.

tenement – A building, usually of obsolete nature, designed primarily for non transient residential use and divided into three or more dwelling units having common stairs, halls, and street entrances, and sometimes common bath and toilet rooms. Compare “Apartment House”; “Flat”; “Terrace.”

terra cotta – A hard baked ceramic clay molded into decorative tiles, bricks, etc., and used particularly for facing and trim on buildings.

terrace – (1) An unroofed level area covered with grass or masonry or both, raised above the surrounding ground level, and having a vertical or sloping front. (2) A multi family dwelling in which the dwell-

ing units are separated vertically by means of common or party walls. Compare “Dwelling, Row”; “Dwelling, Duplex.”

tie – Any structural member which binds together two or more members by counteracting a stress which tends to draw them apart. Contrast “Strut.”

tillable land – Land suitable for growing annual crops.

topography – The physical features of land.

trim – (1) The finishing wood and plaster work of the interior of a building, such as the doors, windows, wainscoting, and molding. (2) The contrasting elements on the exterior of a building which serve no structural purpose, but are intended to enhance its appearance, e.g., the cornice. (3) Occasionally, the hardware of a house, such as locks, hinges, doorknobs, etc.

truss – A combination of structural pieces fastened together into a rigid open member which is supported at both ends and upon which loads are superimposed. Compare “Girder.”

turn around document – A document or form prepared as output at one stage of the data processing cycle, and sent to a customer or other user with the intention of having it returned and used as input at a later stage.

U

under assessed – A condition wherein a property is assessed proportionately lower than comparable properties.

uniformity – As applied to assessing, a condition wherein all properties are assessed at the same ratio to market value, or other standard of value depending upon the particular practices followed.

unimproved land – Vacant land; a parcel for which there is no improvement value.

unit cost or price – The price or cost of one item of a quantity of similar items.

unit in place method – A method of computing the replacement or reproduction cost of an improvement by applying established unit in place rates, developed to include the cost of materials, equipment, labor, overhead and profit, to the various construction units.

universe – As applied to real estate, all the parcels of a given type in the group under study, i.e., all the parcels of a given neighborhood, district, etc. Also referred to as population.

use density – The number of buildings in a particular use per unit of area, such as a density of so many apartment units per acre.

V

vacancy – An unrented unit of rental property.

vacant land – Unimproved land; a parcel for which there is no improvement value.

valley – A sloping line along which two roof surfaces meet to form an external angle of less than 180 degrees. Compare “Hip”; “Ridge.”

valuation – See appraisal.

variable – A quantity that, when identified by a symbolic name, can assume any of a given set of values.

veneer – An ornamental or protective layer of material covering a base of another substance which is typically of inferior quality.

verify – To determine whether a transcription of data or other operation has been accomplished accurately. To check the results of key punching.

view – The scene as viewed from a property.

W

wainscot (or wainscoting) – (1) A wooden facing on the lower portion of a contrasting interior wall. (2) By extension, a facing of marble tile, or the like, on the lower portion of interior walls.

wall – A vertical structure serving to enclose, support, divide; as one of the vertical enclosing sides of a building or room.

wall, bearing – A wall designed primarily to withstand vertical pressure in addition to its own weight.

wall, common – A single wall jointly used by two buildings or two sections of a single building.

wall, curtain – A non bearing wall which is supported by columns, beams, or other structural members, and whose primary function is to enclose space.

wall, fire – See “Firewall.”

wall, partition – An interior bearing or non

bearing wall which separates portions of a story. Synonymous with “Partition.”

wall, party – A wall jointly used by two parties under easement agreement and erected at or upon a line separating two parcels of land held under different ownership.

wall, retaining – A wall designed primarily to withstand lateral pressures of earth or other filling or backing deposited behind it after construction.

water frontage – Land abutting on a body of water.

window, bay – See “Bay Window.”

window, dormer – See “Dormer.”

wing – A subordinate part of a building extending from the main part, or any one of two or more substantially coordinate parts of a building which extend out from one or more common junctions.

word – A set of characters that occupies one storage location and is treated by the computer circuits as a unit and transported as such.

Z

zoning regulations – Governmental restrictions relating to the use of land.